

# \$2,795,000 - 1435 9 Avenue Se, Calgary

MLS® #A2143030

**\$2,795,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.19 Acres

Inglewood, Calgary, Alberta

Prime Inglewood Commercial Property  
Rare Retail Opportunity – BUSINESS  
RELOCATING

This exceptional commercial/retail property presents an unparalleled opportunity in the heart of Inglewood. With the tenant planning to relocate, the property offers vacant possession or the possibility of a short-term leaseback. Strategically located just one block west of the proposed Brewery Rail Lands Development – anticipated to add  $\pm 1,500$  residents and  $\pm 800$  jobs to the neighborhood – this property is ideally positioned for significant growth and vibrancy.

Property Highlights:

• Lot Size: 8,137 sq. ft. (66' x 123')

• Developed Space: 8,524 sq. ft.

o Upper Level: 3,910 sq. ft. with soaring 15 ft ceilings

o Lower Level: 3,944 sq. ft. with spacious 9 ft ceilings

• Cap Rate Expectation: 6.0% Cap

Currently home to an established, quality Italian furniture and design studio, this property offers incredible potential for a wide range of uses, including a studio, restaurant, music venue, or diverse retail concepts.

Historical and Architectural Significance:

Originally constructed in 1950 as St. George's Odd Fellows Lodge Hall, the building holds a rich history as a social hub and contributor to East Calgary's commercial vitality. Its Art Moderne style, featuring smooth stucco exteriors, vertical buttresses, and projecting



corner piers, makes it a distinctive and valuable addition to the historical streetscape of 9th Avenue—Calgary's first main street. This well-preserved building continues to reflect its original character while offering modern adaptability. The solid concrete block construction presents the exciting potential for expansion, such as a rooftop patio or an additional floor. Don't miss this exclusive opportunity to own a property that blends historical charm, architectural significance, and immense future potential in one of Calgary's most sought-after neighborhoods. Contact your realtor today to explore this unique offering!

Built in 1950

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2143030    |
| Price      | \$2,795,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.19        |
| Year Built | 1950        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1435 9 Avenue Se |
| Subdivision | Inglewood        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2G 0T4          |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

**Interior**

|         |                          |
|---------|--------------------------|
| Heating | Combination, Natural Gas |
| Cooling | Central Air              |

## Exterior

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt, Flat      |
| Construction | Mixed, See Remarks |
| Foundation   | Poured Concrete    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 143                |
| Zoning         | DC (pre 1P2007)    |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | D.C. & Associates Realty |
|----------------|--------------------------|

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